

ORDINANCE NO. 020926-Z-2

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF WEST SLAUGHTER LANE AND TEXAS OAKS DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No.C14-02-0046, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.67 acre tract of land, more or less, out of the William Cannon League in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as the property located at the northwest corner of West Slaughter Lane and Texas Oaks Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Off-site accessory parking	Restaurant (drive-in, fast food)
Service station	Communications services
Congregate living	Guidance services
Hospital services (limited)	Residential treatment
Telecommunications tower	Urban farm
Family home	Group home, Class I (general)
Group home, Class I (limited)	Group home, Class II

2. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on October 7, 2002.

PASSED AND APPROVED

September 26, 2002

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Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

EXHIBIT A
METES AND BOUNDS DESCRIPTION
1.67 ACRES

BEING 1.67 ACRES OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS, BEING TRACT ONE AS DESCRIBED IN A DEED OF TRUST TO TED A. SWANSON JR. AND BETTE SWANSON IN VOLUME 13290, PAGE 972 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID 1 67 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the northerly r.o.w. line of Slaughter Lane (125' r.o.w.) at the northwest corner of that tract of land conveyed to the City of Austin for street widening in Volume 10949, Page 610 of the Travis County Real Property Records, also described as Cause No. 1521, being also in the east line of Lot 1, Wattinger Acres, Section Two, a subdivision in Travis County, Texas, as recorded in Plat Book 81, Page 75 of the Travis County Plat Records, at the present southeast corner of said Lot 1, for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the common line between said Lot 1, Wattinger Acres Section Two and the herein described tract of land, N-02°-25' 16" E 421.08 feet to a 1/2" rebar set at the northwest corner of said remainder tract of land, being also a southerly corner of that tract of land conveyed to Austin I.S.D. (recording information unknown) for the northwest corner hereof;

THENCE with the common line between the herein described Swanson remainder portion and said Austin I.S.D. tract of land, the following two (2) courses:

S 87° 32' 43" E 143.82 feet to a 1/2" rebar set for an angle point hereof;

S 56° 25' 55" E 64.60 feet to 1/2" rebar set in the curving r.o.w. line of Texas Oaks Drive (r.o.w. varies) in the easterly line said Tract Two for the northeast corner hereof;

THENCE with the west r.o.w. line of Texas Oaks Drive, being also the easterly line of said Swanson tracts of land, the following two (2) courses:

With a curve to the left, whose central angle is 24° 45' 55", radius is 342.96 feet, and whose chord bears S 14° 32' 29" W 147.09 feet to a 1/2" rebar found at a point of tangency;

S 01° 18' 00" W 223.54 feet to a 1/2" rebar found at the northeast corner of said City of Austin street widening tract of land, for an angle point hereof;

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy:

MAR 14 2001

K. YEREGGE

THENCE S 45° 47' 13" W 28.51 feet to a 1/2" rebar found in the north r.o.w. line of Slaughter Lane for the most southerly southeast corner hereof;

THENCE with the northerly r.o.w. line of Slaughter Lane, being also the southerly line of said Swanson tract of land, N 87° 24' 49" W 153.02 feet to the PLACE OF BEGINNING and containing 1.67 acres of land, more or less.

NOTE: See survey plat prepared to accompany this metes and bounds description.

AS SURVEYED BY:
RALPH HARRIS SURVEYOR INC.
1406 HETHER
AUSTIN, TEXAS 78704
512-444-1781

Ralph W. Harris
RALPH W. HARRIS
R.P.L.S. NO. 1729

AUGUST 9, 1999

B50:SWANSON3



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
08-16-1999 03:54 PM 1999087955
STATEND \$17.00
Dana DeBeauvoir COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk
By Deputy:

MAR 14 2001

K. VIEREGGE



 1" = 400'	SUBJECT TRACT	 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER E14
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-02-0046 ADDRESS: W SLAUGHTER LANE SUBJECT AREA (acres): 1.670	DATE: 02-09 INTLS: DPR	
	CASE MGR: W.WALSH				